



FOR SALE  
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Sole Agent

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WHERE SERVICE COUNTS

**Braeside Road, West Moors  
Dorset BH22 0JS**

# Braeside Road, West Moors, Dorset BH22 0JS

## FREEHOLD PRICE £450,000

An extremely spacious and character four double bedroom (with a nursery/study), two reception room, detached family home with a double glazed conservatory, ample off-road parking and a large garage situated on a good size corner plot, enjoying a sought after location approximately 300 meters from West Moors plantation approximately 750 meters from the village centre of West Moors.

This wonderful family home was originally constructed in the 1920's and over recent years has been sympathetically enlarged with some skilful additions, whilst managing to retain its character where possible. There are stripped wooden internal doors, a fireplace in the lounge and an original staircase rising to a spacious first floor landing. The property also has tremendous scope to enlarge and enhance the existing accommodation (STPP) as required. A good size reception hall has wooden floorboards and doors leading off to the light and spacious ground floor accommodation. The lounge has a double glazed bay window overlooking the front garden and has an exposed brick fireplace with an inset coal effect gas fire. There is a large and separate dining room which has double doors leading out to a hardwood, double glazed conservatory which enjoy views over the gardens. The kitchen/breakfast room enjoys a dual aspect, having a double glazed window overlooking the rear garden and a double glazed window overlooking the front garden. There is an integrated double oven, hob and extractor with space for a table and chairs, a tiled floor and a door leading out into a large utility room. There are further doors leading through into the garage, a ground floor cloakroom and out to the garden.

An original sweeping staircase leads up to a first floor galleried landing. Bedroom one has an array of fitted bedroom furniture to include two double and four single wardrobes, drawer storage, bedside cabinets and cupboards over the bed recess. Bedroom two has a fitted floor to ceiling wardrobe with sliding doors. Bedroom three enjoys a dual aspect and bedroom four overlooks the rear garden. There is an additional room which is currently used as a study which could be used as a box room or nursery. The main family bathroom has been finished in a heritage white suite and incorporates a panelled bath with shower over with tiled flooring.

The rear garden measures approximately 75ft x 55ft and is enclosed by fencing. The main area of garden is predominantly laid to lawn and is surrounded by well-stocked shrub borders and flower beds. There is a large timber summer house with adjoining patio area, whilst in the far corner of the garden there is a further timber covered seating area with a patio adjacent. The rear garden continues round to an area of side garden where there is a large pond with a water feature. A side path continues round the opposite side of the property and leads round to the front driveway.

The front driveway provides off-road parking for four to five vehicles and in turn leads up to a large integral garage. There is a good size area of front lawn which continues round to join a side garden. In the front garden there is a useful timber storage shed.

Further benefits include double glazing and a gas fired central heating system. The property could also be offered with no onward chain.

West Moors offers an excellent selection of day to day amenities whilst Ferndown offers a further selection of shopping, leisure and recreational facilities and is located approximately 3 miles away.

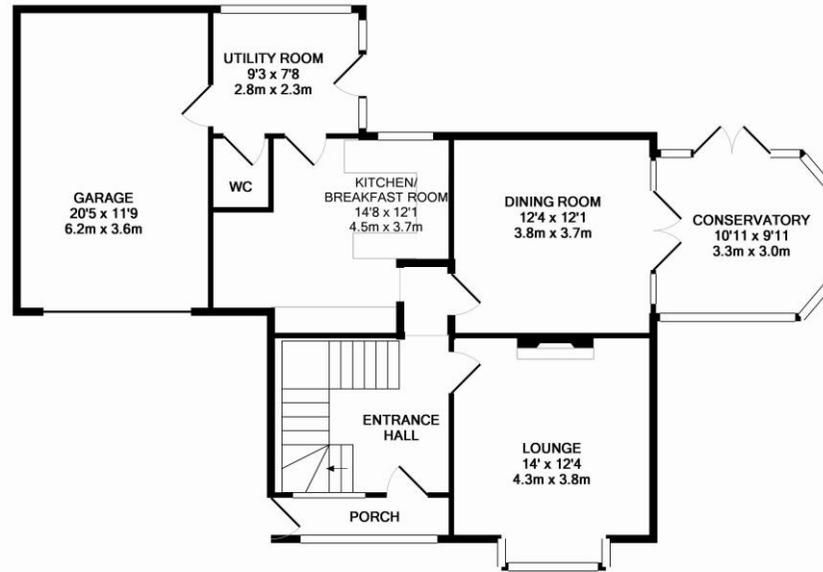
**COUNCIL TAX BAND: F**

**EPC RATING: D**

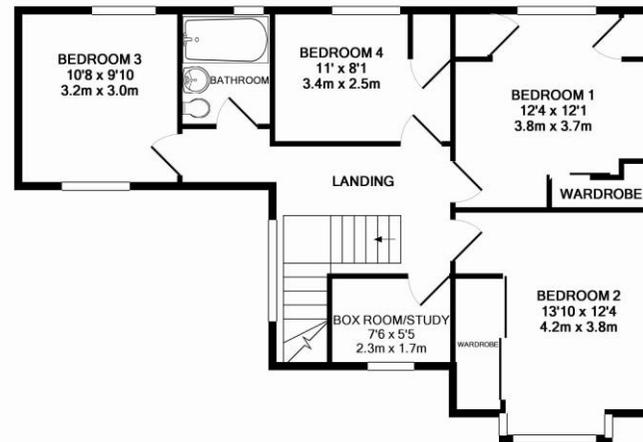
**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR  
APPROX. FLOOR  
AREA 995 SQ.FT.  
(92.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1706 SQ.FT. (158.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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[www.hearnes.com](http://www.hearnes.com)

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